

APPROVED

City of York Planning Commission February 27, 2020 Minutes

Members present:

Chairperson Wendy Duda
Arthur Lowry
Betty Johnson
Ron Parrish
Amanda Berry
Francine Mills

Members absent:

Matt Hickey

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 3:34 pm.

The first item of business was approval of the draft Minutes from the January 27, 2020 meeting. Upon a Motion by Ron Parrish, seconded by Amanda Berry, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was an application to rezone property near the intersection of Hunter Street and South Pacific Avenue from R7 – Residential to R5 – Multifamily Residential (+/- 47.29 acres).

Planning Director Breakfield indicated the following regarding the application:

1. The applicant submitted an application to rezone specified properties near the intersection of South Pacific Avenue and Hunter Street from R7- Residential to R5 - Multifamily Residential. The submitted rezoning application encompasses approximately +/- 47.29 acres over two (2) properties referenced by tax map #'s 0701616001 and 0701601052. The properties are described by the deed and GIS information included in your meeting packet.
2. The City's Comprehensive Plan indicated that:
 - a. **The subject properties should be zoned for small lot residential.** R5 - Multifamily Residential would accommodate this recommendation and would be compatible with a significant portion of the adjacent property zoning/usage.
 - b. **The City should enhance the environment for the creation of new, innovative residential projects.** By rezoning to R5, the developer would have more design flexibility to improve the project quality by utilizing innovative land development practices such as increased and more interconnected/useable open space, architectural, etc. standards.

3. Based on the criteria specified above, City staff recommended that the rezoning application be approved as submitted.
4. A draft rezoning ordinance was provided for review and discussion.
5. After reviewing the submitted application, supporting information and staff recommendation, the Planning Commission must make a recommendation to City Council regarding the rezoning application.

Upon a Motion by Arthur Lowry, seconded by Amanda Berry, the Commission unanimously recommended that the rezoning application be approved.

The third item of business was a special exception application for a 157 lot, single family dwelling subdivision near the intersection of Hunter Street and South Pacific Avenue.

Planning Director Breakfield indicated the following regarding the application:

1. In a R5 – Multifamily Residential Zoning District, single family dwelling subdivisions are allowed only by special exception approval.
2. The applicant submitted a special exception application for a 157 lot, single family dwelling subdivision to be located at the intersection of a Hunter Street and South Pacific Avenue. As with any special exception application, the Planning Commission must review the application and then render a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will then hold a public hearing to consider the application and render a final decision on the matter.
3. Please be mindful that this application can only be reviewed based on the relevant rezoning application being approved.
4. On November 14, 2019, the Planning Commission reviewed and approved a rough sketch plan for the project finding that it met special exception criteria. It was noted at the time that the applicant would continue to work on the details for the plan and ultimately submit a special exception application along with a final conceptual site plan and supporting information.
5. The final conceptual site plan has been submitted along with a special exception application for your review and consideration. City staff reviewed the submitted final site plan and verified that it substantially complied with the sketch plan approved in November; therefore, City staff recommended that the Planning Commission recommend approval of the submitted special exception application.
6. Please note that a recommendation for approval of the special exception application must be contingent on City Council ultimately approving the requested R5 – Multifamily Residential zoning designation for the property.

Upon a Motion by Ron Parrish, seconded by Francine Mills, the Commission unanimously made a recommendation to conditionally approve the special exception application based on City Council ultimately approving the related, pertinent rezoning request.

The fourth item of business was a special exception application for a 128 lot, single family dwelling subdivision on Lincoln Road across from York Comprehensive High School.

Planning Director Breakfield indicated the following regarding the application:

1. In a R5 – Multifamily Residential zoning district, single family dwelling subdivisions are allowed only by special exception approval.
2. The applicant submitted a special exception application for a 128 lot, single family dwelling subdivision to be located on Lincoln Road across from York Comprehensive High School. As with any special exception application, the Planning Commission must review the application and then render a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will then hold a public hearing to consider the application and render a final decision on the matter.
3. As you review the proposal, please be mindful of the following special exception criteria:
 - The proposed design and location of the particular development.
 - The possible traffic-generating characteristics of the proposed development.
 - The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
 - The availability of public utilities, facilities and services.
4. After applying the special exception criteria and comparing the project to previously-approved design precedents, City staff recommended that the Planning Commission recommend approval of the submitted special exception application.

Upon a Motion by Amanda Berry, seconded by Arthur Lowry, the Commission unanimously recommended that the application be approved.

The fifth item of business was a proposed zoning amendment to allow escape rooms in the B1 – Central Business Zoning District.

Planning Director Breakfield indicated the following regarding the application:

1. On January 27th, the Planning Commission reviewed a request from an applicant and then recommended that City Council adopt a zoning amendment that would allow escape rooms in the B1 Central Business zoning district subject to special exception review. The special exception review would require that the Commission review each application for an escape room and then make a recommendation to the Board of Zoning Appeals (BZA). The BZA would then conduct a public hearing and make a decision on the matter.
2. At its last meeting, City Council requested that the Planning Commission further discuss the application and determine whether the special exception requirement is necessary or whether escape rooms should be allowed explicitly without special exception review.

3. After further discussion of this matter, you can make a final recommendation to Council. A copy of the currently-recommended draft ordinance was provided in your meeting packet.

Upon a Motion by Amanda Berry, seconded by Arthur Lowry, the Commission unanimously made a recommendation to explicitly allow escape rooms in the B1 – Central Business Zoning District.

There being no further business, the meeting was adjourned at 4:40 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 2/27/2020
Seth Duncan, City Manager